



Monthly Activity Report: Actions

Month of November 2022

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

CITY COUNCIL/HOUSING AUTHORITY MEETING November 1, 2022

ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC19-001: A public hearing to consider a Zone Change (File No. PZC19-001) amending the zoning designation on 0.07-acre of land from MDR-11 (Low-Medium Density Residential – 5.1 to 11.0 du/ac) to MDR-18 (Medium Density Residential – 11.1 to 18.0 du/ac), to facilitate the development of a 0.28-acre project site. The environmental impacts of this project were reviewed in conjunction with File No. PGPA20-002, a General Plan Amendment for The Ontario Plan 2050 Update, for which a Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364) was certified by the City Council on August 16, 2022. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1048-461-17 and 1048-491-23) **submitted by Maria G. Oseguera. Planning Commission recommended approval of this item on August 23, 2022 with a 6-0 vote.**

Action: The City Council approved and waived further reading of the ordinance approving the Zone Change, File No. PZC19-001. Introduction and First Reading of the ordinance took place at a regular meeting on October 4, 2022.

DEVELOPMENT ADVISORY BOARD MEETING November 7, 2022

Meeting Cancelled

ZONING ADMINISTRATOR MEETING November 7, 2022

ENVIRONMENTAL ASSESSMENT AND CONDITIONAL USE PERMIT REVIEW FOR FILE NO. PCUP22-018: A public hearing to consider a modification to a previously approved Conditional Use Permit (File No. PCUP05-050) for the sale of alcoholic beverages for consumption off the premises, including beer, wine, and distilled spirits (Type 21 ABC License), removing a condition of approval prohibiting the sale of beer or malt beverages in quantities of less than six per sale for an existing convenience market on 0.23-acre of land located at 1442 South Euclid Avenue, within the CS (Corner Store) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1050-051-05) **submitted by Dhaval A. Patel.**

Action: The Zoning Administrator adopted the Decision approving the Conditional Use Permit, File No. PCUP22-018 on November 21, 2022.



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CITY COUNCIL/HOUSING AUTHORITY MEETING November 15, 2022

PROFESSIONAL SERVICE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC.: A Professional Service Agreement with Kimley-Horn and Associates, Inc., of Riverside, California, for the preparation of an Environmental Impact Report (EIR) for the Euclid Mixed Use Specific Plan and approval of budget adjustments for Planning Department revenues and expenditures. The Euclid Mixed Use Specific Plan will establish land use designations, development standards, design guidelines and infrastructure improvements that will govern the development of approximately 81.4 acres of land, located east of Euclid Avenue, south of Schaefer Avenue, west of Sultana Avenue and north of Edison Avenue; (APNs: 1053-081-01, 1053-081-03, 1053-081-04, 1053-071-01, 1053-071-02, 1053-071-03, 1053-071-04 1053-211-01, 1053-211-02, 1053-211-05, 1053-281-01, 1053-281-02, 1053-281-03, 1053-281-04, 1053-281-07, 1053-281-08) **submitted by RCCD Inc.**

Action: The City Council approved and authorized the City Manager to execute an Agreement (on file with the Records Management Department) with Kimley-Horn and Associates, Inc., of Riverside, California, to prepare an Environmental Impact Report (EIR) for the Euclid Mixed Use Specific Plan.

HISTORIC LANDMARK DESIGNATION REVIEW FOR FILE NO. PHP21-016: A public hearing to consider a Local Landmark Designation of a single-family residence (Tier III Eligible Historic Resource) located at 409 North San Antonio Avenue. The request is not a "Project" pursuant to Section 21065 of the CEQA Guidelines; (APN: 1048-314-11) **submitted by Mallory Jean and Robby Gibson, and Gray McMinn. Planning/Historic Preservation Commission recommended approval of this item on October 25, 2022, with a 6-0 vote.**

Action: The City Council adopted a resolution approving File No. PHP21-016, designating 409 North San Antonio (APN: 1048-314-11) as Local Historic Landmark No. 100.

MILLS ACT CONTRACT REVIEW FOR FILE NO. PHP22-011: A public hearing to consider a Mills Act Contract (Preservation Agreement) for a 4,379 square-foot Prairie style single-family residence, a Contributor within the College Park Historic District, located at 119 East Princeton Street, within the LDR-5 (Low Density Residential-2.1 to 5.0 du/ac) zoning district. The Contract is not considered a project pursuant to Section 21065 of the CEQA Guidelines; (APN: 1047-531-31) **submitted by Rafael Marquez and Jacqueline Gonzalez. Planning/Historic Preservation Commission recommended approval of this item on October 25, 2022, with a 5-0 vote.**

Action: The City Council adopted a resolution approving and authorizing the City Manager or designee to enter into a Mills Act contract (Preservation Agreement), for the designated historic property.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA22-001: A public hearing to consider a Development Agreement (File No. PDA22-001) between the City of Ontario and BrookCal Ontario, LLC., to establish the terms and conditions associated with Tentative Tract Map 20529 (PMTT22-010), an 11.11 acre property generally located on the east side of Twinkle Avenue approximately 350 feet south of future Chino Avenue, within Planning Areas 4A, 4B, and 4C (Residential – SFD/Attached) land use district of the Rich-Haven Specific Plan. The environmental impacts of this project were previously reviewed in conjunction File No. PSP05-004,



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for which Environmental Impact Report (State Clearinghouse No. 2006051081) was certified by the City Council on December 4, 2007. This application is consistent with the previously adopted Environmental Impact Report and introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0218-161-14) **submitted by BrookCal Ontario LLC. Planning Commission recommended approval of this item on October 25, 2022, with a 6 -0 vote.**

Action: The City Council introduce and waive further reading of an Ordinance approving a Development Agreement (File No. PDA22-001) between the City of Ontario and BrookCal Ontario LLC., to establish the terms and conditions associated with Tentative Tract Map 20529 (File No. PMTT22-010).

DEVELOPMENT ADVISORY BOARD MEETING November 21, 2022

ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT20-013 AND PDEV20-034: A public hearing to consider a Tentative Tract Map (TTM 20379) for common interest subdivision purposes, subdividing 0.835 acres of land into common and private areas, and a Development Plan for the construction of residential condominiums units (14 buildings total), located at 743 West California Street within the MDR-18 (Medium Density Residential—11.1 to 18.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-312-02, 1049-312-03, 1049-312-04, 1049-312-05 and 1049-312-06) **submitted by Twen Ma Architects. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decisions recommending the Planning Commission approve Tentative Tract Map No. 20379 (File No. PMTT20-013) and the Development Plan (File No. PDEV20-034), subject to conditions.

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-037: A hearing to consider a Development Plan to construct a 167,400-square-foot industrial building on 7 acres of land located at 1516 South Bon View Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1050-121-04, 1050-121-05, and 1050-211-08) **submitted by Dedeaux Properties. Planning Commission action is required.**

Action: The Development Advisory Board adopted the Decision recommending the Planning Commission approve the Development Plan (File No. PDEV21-037), subject to conditions.



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ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016 (TPM 20583): A hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC. Planning Commission action is required.**

Action: The Development Advisory Board continued this item to the December 5, 2022 meeting.

ZONING ADMINISTRATOR MEETING November 21, 2022

Meeting Cancelled

PLANNING/HISTORIC PRESERVATION COMMISSION MEETING November 22, 2022

ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-037: A hearing to consider a Development Plan to construct a 167,400-square-foot industrial building on 7 acres of land located at 1516 South Bon View Avenue, within the IG (General Industrial) zoning district. Staff is recommending the adoption of a Mitigated Negative Declaration of environmental effects for the project. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1050-121-04, 1050-121-05 & 1050-211-08) **submitted by Dedeaux Properties.**

Action: The Planning Commission adopted the Resolution approving the Development Plan (File PDEV21-037), subject to conditions.

ENVIRONMENTAL ASSESSMENT AND TENTATIVE PARCEL MAP REVIEW FOR FILE NO. PMTT22-016: A public hearing to consider Tentative Parcel Map No. 20583, subdividing 4.29 acres of land into two parcels generally located at the southeast corner of Haven Avenue and Guasti Road, within the Mixed-Use land use district of the Ontario Gateway Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15, Minor Land Divisions) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-212-65) **submitted by Prime A Investments-Ontario, LLC.**

Action: The Planning Commission continued this item to the December 19, 2022 special meeting.



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ENVIRONMENTAL ASSESSMENT, VARIANCE, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS.

PVAR21-005 AND PDEV21-028: A public hearing to consider a Variance (File No. PVAR21-005) to reduce the building setback along an arterial street, from 20 feet to 2.67 feet, in conjunction with a Development Plan (File No. PDEV21-028) to construct a 32,165-square-foot industrial building on 1.3 acres of land located at 1108 and 1120 East California Street, within the IL (Light Industrial) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15305 (Class 5, Minor Alteration in Land Use Limitations) and 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1049-382-01 and 1049-382-02) **submitted by Phelan Development Company. Continued from the October 25, 2022 Planning Commission meeting.**

Action: Continued to an unspecified date. The Variance (File No. PVAR21-005) and Development Plan (File No. PDEV21-028) will be renoticed once the hearing date has been determined.
